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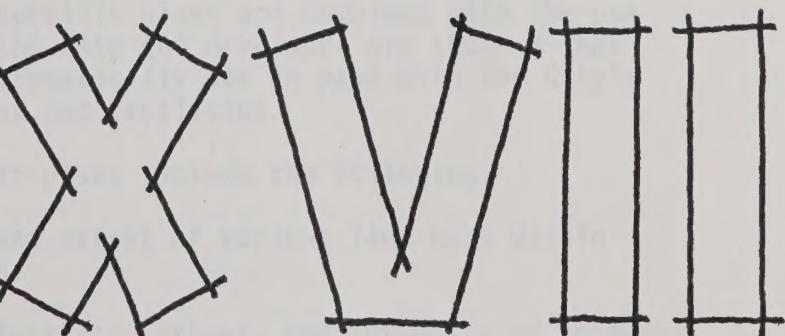
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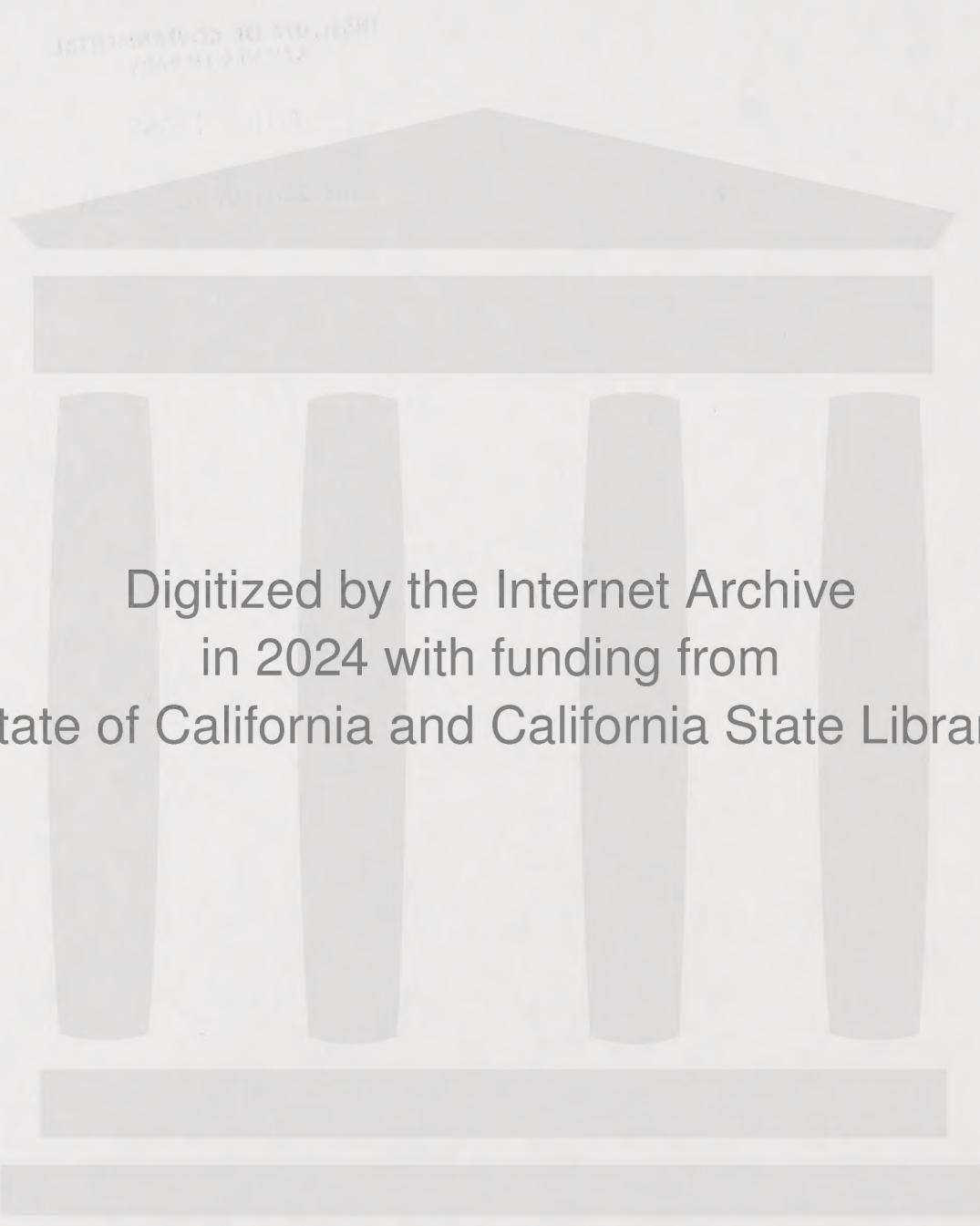
SPECIFIC PLANS

Purpose & Nature



[Roseville (Calif.) planning Commission]
[1986?]

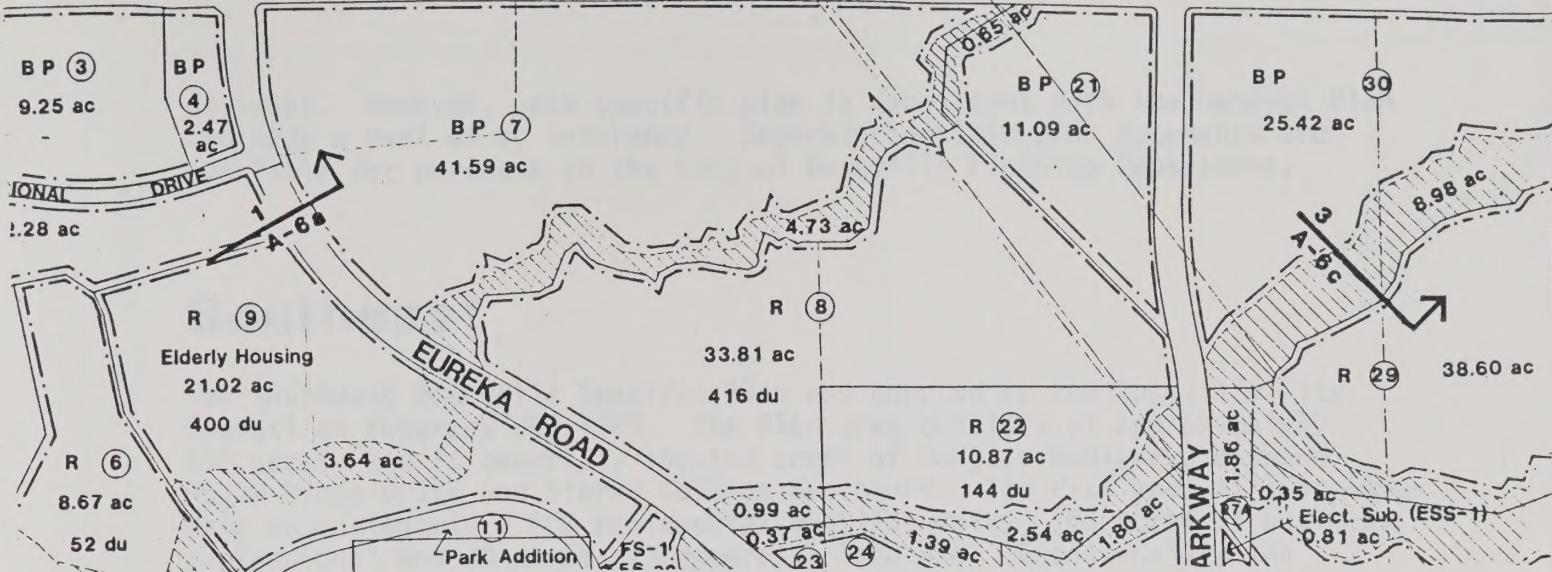
SPECIFIC PLANS



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DOUGLAS BOULEVARD



SPECIFIC PLANS

Purpose & Nature

To insure the systematic implementation of the General Plan, the City of Roseville has instituted the use of specific plans for certain areas within the General Plan boundary. A specific plan is a detailed policy document which sets forth the manner, location, and timing that development will occur. Specific plans also insure implementation of necessary infrastructure and public services. When specific plans are combined with the use of development agreements, both the City and developer are insured that future development will occur systematically and in pace with the City's ability to provide public services and facilities.

Generally, the content of specific plans include the following:

- The distribution, location and extent of various land uses within the area covered by the Plan.
- The proposed distribution, location, extent, and intensity of roadways, sewage, water and other essential facilities needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, including standards for the conservation, development, and utilization of natural resources.
- A program of implementation techniques, including regulations, programs, Public Works projects, and financing measures necessary to carry out the specific plan.

Several plan areas have been designated within the City of Roseville. It is not the intent to include each specific plan document in the General Plan

document. However, each specific plan is consistent with the General Plan and made a part of by reference. Separate specific plan documents are available for purchase in the City of Roseville Planning Department.

Southeast

The Southeast Roseville Specific Plan was adopted by the Roseville City Council on February 20, 1985. The Plan area consists of approximately 638 acres, and is generally located south of Douglas Boulevard between Rocky Ridge Drive and Sierra College Boulevard. The Plan area will accommodate approximately 3,800 residential dwelling units, 106 acres of business/professional and 30 acres of commercial land use. Additionally, the Specific Plan designates the location of open space and various public land uses such as parks, schools and fire stations.

Implementation of the Southeast Roseville Specific Plan is being accomplished in phases according to the adopted policy document and development agreements entered into between the City of Roseville and the various property owners.

Northeast

The Northeast Roseville Specific Plan consists of approximately 1,638 acres and is located north of Douglas Boulevard, east of Interstate 80. The City Council adopted general land use allocations for the Plan area on November 6, 1985. However, prior to any development, a specific plan will have to be prepared and adopted. Completion of the Northeast Roseville Specific Plan is expected sometime in 1986.

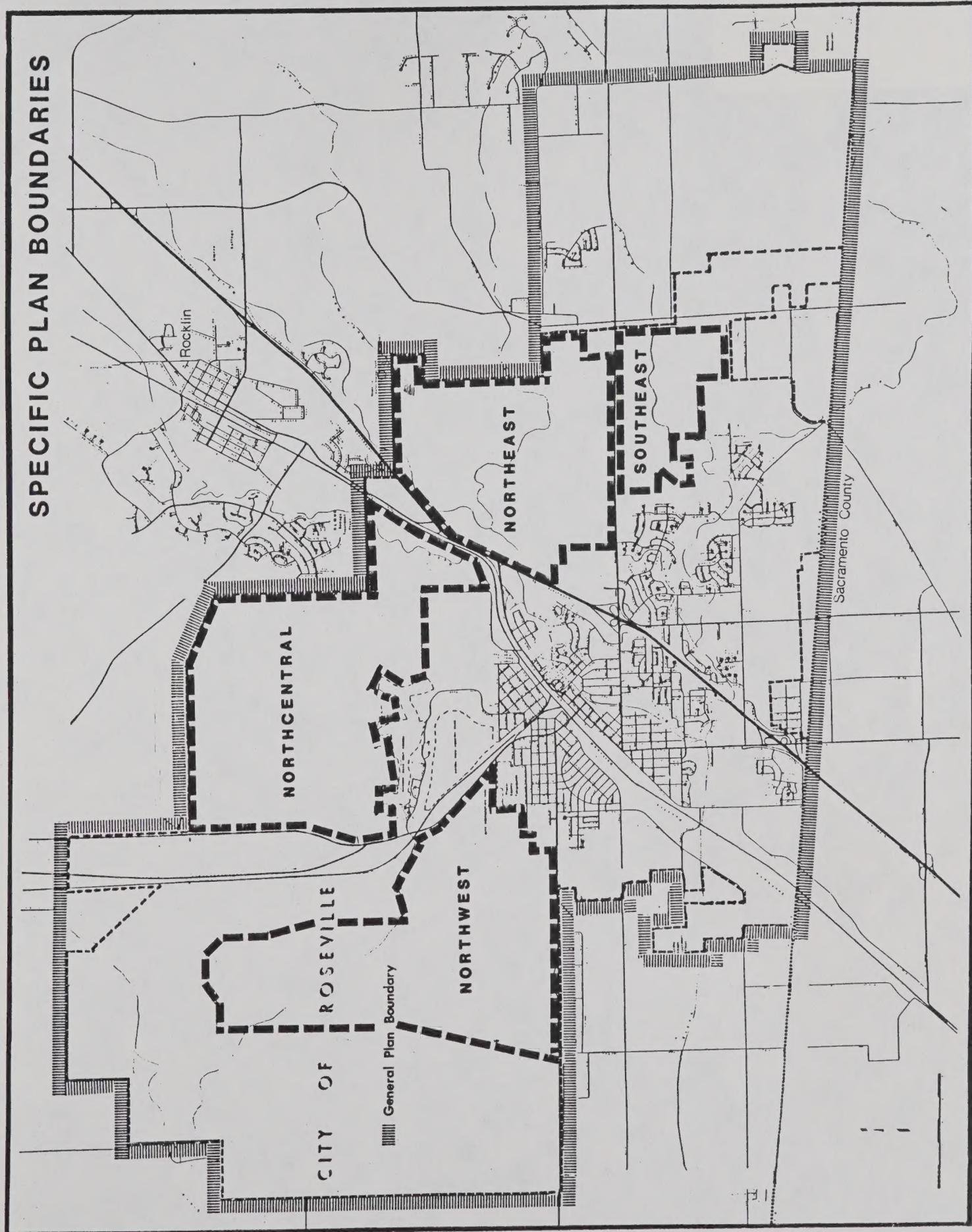
Northwest

The Northwest Roseville Specific Plan consists of approximately 1,822 acres and is generally located north of Baseline Road, west of Highway 65 (Washington Boulevard). The City Council adopted general land use allocations for the Plan area on November 6, 1985. However, prior to any development, a specific plan will have to be prepared and adopted. Completion of the Northwest Roseville Specific Plan is expected sometime in 1986.

Northcentral

The Northcentral Roseville Specific Plan consists of approximately 2,373 acres and is located east of Highway 65 (Washington Boulevard), north and east of Diamond Oaks Golf Court. The City Council adopted general land use allocations for the Plan area on November 6, 1985. However, prior to any development, a Specific Plan will have to be prepared and adopted. Completion of the Specific Plan is expected sometime in 1986.

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